



23 Summerfield Avenue

Brighouse, HD6 4BU

Asking Price £175,000 Freehold





Occupying a convenient position within Brighouse, 23 Summerfield Avenue is a deceptively spacious four-bedroom family home that has been recently modernised by the current owner to offer well-presented accommodation over three floors alongside a driveway and enclosed rear garden with outside store.

Location

Located on Summerfield Avenue just off Bradford Road. This residential cul-de-sac is conveniently located near Brighouse town centre offering a range of local shops, cafes and chain supermarkets. Within Brighouse is a bus and train station offering links to Leeds, Manchester and London. The M62 motorway network is close by.

Accommodation

Access is gained through a Upvc door into the entrance hallway with an open staircase rising to the first floor. The door to you right takes you through to the spacious lounge with a large window flooding the room with natural light. The lounge leads open plan through to the dining room with French doors leading out to the rear garden, then leading through to the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a oven and four-ring hob with extractor above.

Rising to the first floor landing accessing three bedrooms and the house bathroom. A hidden staircase rises to the second floor bedroom. The spacious principal bedroom is positioned to the front of the property enjoying far-reaching views. A second double bedroom enjoys an outlook over the rear garden. A fair sized third bedroom benefits from built-in storage while the part tiled house bathroom has a four-piece suite comprising a w/c, pedestal wash-hand basin, a panelled bath and a walk-in shower cubicle. The second floor attic bedroom has a velux window allowing for natural light and benefits from eaves storage.

Externally, to the front of the property, a block-paved driveway and further flagged area provide off-street parking for two cars. A flagged pathway continues down the side of the property to a gated and enclosed rear garden. A raised, decked area is accessed from the French doors of the kitchen/diner, adjacent to a further flagged patio. Steps lead up to another flagged seating area and a lawn, bordered by fencing and shrubbery. The rear garden also benefits from a generous external store that offers a versatile space.

Council tax band: A
EPC rating: C
Ground rent: N/A
Service charge: N/A



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